



Building Plot at Litmarsh

Marden
Hereford
HR1 3EZ

£175,000

- Superb Building Plot
- Lovely rural location
- Outline Planning Permission
- Ideal self-build project
- Services available
- About 0.17 acres

Building Plot at Litmarsh, Marden, Herefordshire HR1 3EZ

This excellent building plot occupies a tranquil rural setting in the small hamlet of Litmarsh which lies within the larger parish of Marden, midway between the cathedral city of Hereford and the market town of Leominster - both 8 miles.

Within a mile of the plot are the villages of Marden and Bodenham where there is a church, primary school, shop/post office, public house, doctor's surgery and Bodenham Lakes a nature reserve.

THE PLOT

The building plot is a former garden and is level and is enclosed by fencing, mature hedging and with views overlooking surrounding farmland.

The site extends to approximately 0.17 of an acre.

PLANNING PERMISSION

Outline planning permission was approved on the 13th of March 2026 for the following:

One self build dwelling and associated works; replacement of a septic tank with a package treatment plan (application number 253465).

A full copy of this consent and the conditions contained therein is available on our website or the Hereford Council planning portal.

ACCESS

Access will be from an existing entrance off Litmarsh Road.

SERVICES

It is understood that mains water and electricity are available for connection.

Purchasers will be required to install a private drainage system.

AGENTS NOTE

The planning consent makes reference to the replacement of a septic tank.

Please note that the purchasers of the plot will install their own system and that the vendors will be responsible for upgrading their own septic tank.

DIRECTIONS

From Hereford proceed north on the A49 towards Leominster into Moreton on Lugg taking the right turn for the village centre.

Continue through the village over the level crossing and at the next junction turn left towards Marden. Proceed into the village and then turn left signposted Walkers Green and continue for about 2 miles and turn right to Litmarsh and the building plot is located on the left-hand side after about 1/4 of a mile.

What Three Words

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VIEWING

Viewing is by site inspection at any reasonable daylight hour.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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